

**EXHIBIT C****LAND DESCRIPTION****PARCEL 1 - Isthmus Cove Area**

All of those submerged lands in the bed of the Pacific Ocean on the northeast side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Isthmus Cove, Fishermans Cove, Fourth of July Cove and Cherry Cove and lying landward or westerly of a line being more particularly described as follows:

BEGINNING at USC&GS Station "Cherry2 1933" having a California Coordinate System of NAD 1927, Zone 6, coordinates of Y = 475,442.21 and X = 1,313,536.29, thence South 63° 44' 15" East 5,550 feet, more or less, to a point on the Ordinary High Water Mark northeast of Fishermans Cove.

EXCEPTING THEREFROM any portion of said land lying landward of the mean lower low water line.

ALSO EXCEPTING THEREFROM all those tide and submerged lands lying beneath three existing piers TOGETHER WITH a necessary use area extending 10 feet from the extremities of said piers located in Isthmus Cove, Fourth of July Cove, and Cherry Cove.

ALSO EXCEPTING THEREFROM all those tide and submerged lands lying beneath an existing freight ramp and two existing launching ramps located in Isthmus Cove.

The basis of bearings and coordinates for this description is North American Datum of 1927 Zone 6. All distances are grid and in feet.

**PARCEL 2 – Howland's Landing**

All that area bounded on the west and south by the mean lower low waterline and on the northeast by a straight line extending from a point on the mean high tide line at approximately 33° 27' 40" North Latitude, 118° 31' 07" West Longitude to a point on the mean high tide line at approximately 33° 27' 55" North Latitude, 188° 31' 15" West Longitude.

EXCEPTING THEREFROM all those tide and submerged lands lying beneath an existing pier TOGETHER WITH a necessary use area extending 10 feet from the extremities of said pier.

**PARCEL 3 - Emerald Bay**

All that area bounded on the west and south by the mean lower low waterline and on the north and east by a line beginning at a point on the mean high tide line at approximately 33° 28' 10" North Latitude, 118° 31' 45" West Longitude; thence easterly 1,500 feet, more or less, to a point seaward of Indian Rock at approximately 33° 28' 10" North Latitude, 118° 31' 30" West Longitude; thence southeasterly to a point on the mean high tide line at approximately 33° 27' 58" North Latitude, 118° 31' 20" West Longitude.

EXCEPTING THEREFROM all those tide and submerged lands lying beneath two existing piers TOGETHER WITH a necessary use area extending 10 feet from the extremities of said piers.

PARCEL 4-- Catalina Harbor

All those submerged lands in the bed of the Pacific Ocean on the northwest side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Catalina Harbor and landward or easterly of a line being more particularly described as follows:

BEGINNING at USC&GS Station "Harbor 1933" having a California Coordinate System of NAD 1927, Zone 6, coordinates of X = 1,311,829.67 and Y = 466,341.40 thence South 41° 44' 41" West 2920 feet more or less to a point on the Ordinary High Water Mark at southerly extremity of Catalina head.

EXCEPTING THEREFROM any portion of said land lying landward of the mean lower low waterline.

ALSO EXCEPTING THEREFROM that portion of tideland owned by the Santa Catalina Island Company generally described as a portion of Tideland in Catalina Harbor of approximately 12.8 acres lying between the ordinary high water mark and ordinary low water mark along the east and north shore of Catalina Harbor beginning at Ballast Point.

ALSO EXCEPTING THEREFROM all those tide and submerged lands lying beneath three existing dingy piers and one existing commercial pier TOGETHER WITH a necessary use area extending 10 feet from the extremities of said dingy piers and commercial pier.

ALSO EXCEPTING THEREFROM all those tide and submerged lands lying beneath two existing ramps.

The basis of bearings and coordinates for this description is North American Datum of 1927 Zone 6. All distances are grid and in feet.

PARCEL 5 - Whites Cove Area

All of those submerged lands in the bed of the Pacific Ocean on the easterly side of Santa Catalina Island, Los Angeles County, State of California, lying adjacent to Button Shell Beach, Whites Cove and Moonstone Beach and lying landward or westerly of a line being more particularly described as follows:

BEGINNING at a point on the Ordinary High Water Mark at the most easterly extremity of Long Point at approximate coordinates of Y = 457,650 feet and X = 1,354,390 feet, thence South 03° 00' 30" East 6,650 feet more or less to a point on the Ordinary High Water Mark at the easterly extremity of Moonstone Cove.

EXCEPTING THEREFROM any portion of said land lying landward of the mean lower low water line.

ALSO EXCEPTING THEREFROM all those tide and submerged lands lying beneath three existing piers TOGETHER WITH a necessary use area extending 10 feet from the extremities of said piers located in Button Shell Beach, Whites Landing and Moonstone Cove.

The basis of bearings and coordinates for this description is North American Datum of 1927 Zone 6. All distances are grid and in feet.

PARCEL 6 - Toyon Bay

All that area bounded on the west and south by the mean lower low waterline and on the northeast by a straight line extending from a point on the mean high tide line at approximately 33° 22' 26" North Latitude, 118° 21' 02" West Longitude, to a point on the mean high tide line at approximately 33° 22' 37" North Latitude, 118° 21' 14" West Longitude.

EXCEPTING THEREFROM all those tide and submerged lands lying beneath an existing pier TOGETHER WITH a necessary use area extending 10 feet from the extremities of said pier.

PARCEL 7 - Gallagher Beach

All that area bounded on the west, south, and east by the mean lower low waterline and on the northeast by a straight line extending from a point on the mean high tide line at approximately 33° 22' 13" North Latitude, 118° 20' 47" West Longitude, to a point on the mean high tide line at approximately 33° 22' 20" North Latitude, 118° 20' 56" West Longitude.

EXCEPTING THEREFROM all those tide and submerged lands lying beneath a float, boat and pulley TOGETHER WITH a necessary use area extending 10 feet from the extremities of said float, boat and pulley.

PARCEL 8 - Little Geiger

All that area bounded on the west and south by the mean lower low waterline and on the northeast by a straight line extending from a point on the mean high tide line at approximately 33° 27' 23" North Latitude, 118° 30' 42" West Longitude to a point on the mean high tide line at approximately 33° 27' 32" North Latitude, 118° 30' 56" West Longitude.

PARCEL 9 - Hen Rock

All that area bounded on the north, west and south by the mean lower low waterline and on the east by a straight line extending from a point on the mean high tide line approximately 33° 23' 42" North Latitude, 118° 22' 07" West Longitude, to a point on the mean high tide line at approximately 33° 23' 57" North Latitude, 118° 21' 41" West Longitude.

PARCEL 10 - Willow Cove

All that area bounded on the west and south by the mean lower low waterline and on the northeast by a straight line extending from a point on the mean lower low waterline and approximately 33° 22' 38" North Latitude, 118° 21' 16" West Longitude, to a point on the mean high tide line at approximately 33° 22' 41" North Latitude, 118° 21' 20" West Longitude.

PARCEL 11 - Empire Landing

An area 200 feet in width lying 100 feet on each side of the centerline of an existing pier, the shoreward end of said centerline being at approximately 33° 25' 43" North Latitude, 118° 26' 23" West Longitude, extending 200 feet seaward from the mean lower low waterline.

EXCEPTING THEREFROM all those tide and submerged lands lying beneath an existing pier TOGETHER WITH a necessary use area extending 10 feet from the extremities of said pier.

PARCEL 12 - Smeltz Cove (Big Geiger)

All that area bounded on the west and south by the lower low waterline and on the northeast by a straight line extending from a point on the mean lower low waterline at approximately 33° 27' 32" North Latitude, 118° 30' 56" West Longitude to a point on the mean lower low waterline at approximately 33° 27' 37" North Latitude, 118° 31' 02" West Longitude.

PARCEL 13 - Little Harbor

All that area bounded on the north and east by the mean lower low waterline and on the south by a straight line extending from a point on the mean lower low waterline at approximately 33° 23' 06" North Latitude, 118° 28' 27" West Longitude, for approximately 980 feet to a point offshore, being a point on the most easterly end of the harbor reef at approximately 33° 22' 48" North Latitude, 118° 28' 36" West Longitude, then north along a straight line for approximately 500 feet to a point on the mean high tide line at approximately 33° 23' 09" North Latitude, 118° 28' 34" West Longitude.

PARCEL 14 – Doctor's Cove

All that area bounded on the west and south by the mean lower low waterline and on the north and east by a straight line extending from a point on the mean high tide line at approximately 33° 28' 17" North Latitude, 118° 31' 52" West Longitude to a point on the mean high tide line at approximately 33° 28' 12" North Latitude, 118° 31' 47" West Longitude.

PARCEL 15 – Ripper's Cove

All that area bounded on the east, south and west by the mean lower low waterline and a straight line on the north, beginning at a point on the mean high tide line at approximately 33° 25' 40" North Latitude, 118° 26' 03" West Longitude, and extending to a point on the mean high tide line at approximately 33° 25' 38" North Latitude, 118° 25' 50" West Longitude.

PARCEL 16 - Cabrillo Harbor

All that area bounded on the west and south by the mean lower low waterline and on the north and east by a straight line extending from a point on the mean high tide line at approximately 33° 25' 15" North Latitude, 118° 24' 14" West Longitude, to a point approximately 100 feet offshore being approximately 33° 25' 13" North Latitude, 118° 24' 13" West Longitude, then southwesterly to a point on the mean lower low waterline being approximately 33° 25' 11" North Latitude, 118° 24' 12" West Longitude.

PARCEL 17 – Parson's Landing,

All that area bounded on the east, south and west by the mean lower low waterline and on the north by a straight line extending from a point on the mean high tide line at approximately 33° 28' 26" North Latitude, 118° 33' 09" West Longitude, to a point on the mean lower low waterline at approximately 33° 28' 08" North Latitude, 118° 32' 55" West Longitude.

END OF DESCRIPTION